App. F. IX-4

*Previous References.*
FTB.5:52-178, 208, 270, 293

1954-55
(FTB)

File No. 5-54-
Serial Nos. 69, 70

*Later References.*

# MYSORE GOVERNMENT SECRETARIAT

*Serial Nos.* FTB

P.10/E

**Part B for** October 1954

**SUBJECT**

Grant of Permission to Messrs. Chandiram Mysore Silk Mills, Bangalore to sell the lands allotted to them in the Industrial Suberb of Rajajinagar

WD 03555—GPB—25,000—2-7-53.

To

The Chairman, C.I.T.B, Bangalore
" Controller, S.A.A, Bangalore
L. 8287-88/Dated 8.10.54.

Approved

for Ramachandra
4/11/54

Serial No.

Letter No A3.243/53-4 dt 20/23-7-54 from the chairman, B.T.B. regarding grant of permission to M/s. Chamiraju Rajhee silk Mills, Bangalore to sell the sites allotted to them in the Housing area of the Industrial suburb.

1) Submitted for perusal. As seen from the report, 16 sites of 20'x40' each were allotted to M/s. Chamiraju Rajhee silk Mills and the cost of sites amounting ~~to Rs 26,732~~ Rs 26,732-10-0 has also been paid by them.

2) Now the T.B. have resolved to permit this firm to sell the sites to other Industrialists subject to the same conditions of allotment with the condition that if it is proved that there is any bargain in the transaction the amount got in ~~excess~~ excess should be credited to the T.B. funds.

3) According to the prescribed conditions, 6 1/4% of the amount (site value) should be forfeited, when the sites are not wanted. In this case, the Company is permitted to sell the sites not required by it.

4) A/ It is perhaps desirable to resume

Note.—Contn. Sheet

Serial No.

the sites allotted to the firm and pay back the amount deposited by it after forfeiting 6¼% of the amount deposited, as in the case of Sri P. Lakshminarayana Reddy — vide orders in letter communicated W.L. 16800/L.T.B. 5-52-293 & 2-1-53 (file J page 6 of the collection notes). When the T.B. is not in favour of showing such a concession to other poor and middle class people, it is not known why it has decided to extend this concession to a rich firm.

5) The sites to be surrendered by the firm or any further be offered to be disposed of to the poor people like members of the menial staff after calling for applications, as provided in the approved bye-laws.

6) proposals at 'A' and 'B' above are for orders, with reference to the resolution passed by the T.B. as noted in para 2 above

2/3/8. 6/8

7) The case of Sri Lakshminarayana Reddy is entirely different. He wanted back his money and leave the site to the Bd. If this had been encouraged, several applications would have been received. But the present case

Grant of permission to M/s. Chandiram, Mysore Silk Mills, Bangalore, to sell their lands in Rajajinagar.

Mysore Government Secretariat | File No. 3098/re of 1954-55 (3) | [App. F. III 2

Serial No.

9

n different. The Silk Mills authorities want to sell the sites to some others. I think, ~~Contin~~ the conditional sales are governed by the Transfer of Property Act. Sometimes sales are valid ~~and~~ conditions are invalid. I think we cannot prevent the Mill authorities from selling the sites to others. The Resolution of the Bd may be appd

12/8/54

Secy (L S G)

S) May be appd

21/8

Minister)

14/9/54

14/9

14/9

OFFICE OF THE MINISTER FOR PUBLIC HEALTH, LOCAL SELF GOVERNMENT.
2223

A Draft g.o is forthg.

Issue

28/9

T.O, The chairman, BTB
The controller, S A D
L 8287-88 dt 8-10-54
Affirmed of the proposal

Note.—Contn. Sheet

C. F. No. 63]

**GOVERNMENT OF MYSORE**

Telegram / phone

**OFFICE OF**

The Chairman, City Improvement Trust Board, Bangalore.

No. Ag. 243/53-4 due.

Encls.

Date 20th July 1954.

To

The Secretary to Government,

Local Self Government and Planning Departments,

Bangalore.

Sir,

Subject:- Grant of permission to Messrs. Chandiram Mysore Silk Mills, Bangalore, to sell the lands allotted to them in the Industrial Suburb of Rajajinagar.

I write to state that four sites viz., 90,91,92 and 93 measuring a total extent of 9248 square yards in the Industrial Suburb Area and 16 sites measuring 20' x 40' each in the Labour Housing - - Colony of Rajajinagar were allotted to Messrs. Chandiram Mysore Silk Mills Ltd., Bangalore and the cost of the sites being Rs.26732-10-0 was also paid by them.

The proprietor, Chandiram Mysore Silk Mills, Bangalore, in his application dated 19-2-54 has requested for permission of the Board to sell away these sites. According to condition four of the agreement entered into the firm cannot sell the sites without due intimation to the Trust Board and the Trust Board may buy these properties at such price as fixed by a competent authority appointed by Government. The Trust Board anyway do not feel it worthwhile to buy this property and keep it idle till a new purchaser is found. In a similar case of the kind, that is in respect of site No.52 allotted to Sri Lakshminarayana Reddy in the Industrial Area, the amount was refunded after deducting 6¼% of the value as approved by Government in Government Order No.L.16800/I.T.B.5-52-293 dated 2-1-53. But such a course is found not healthy or advisable in all cases. Hence the subject was brought before the Board at its meeting held on 9-6-54 when it was resolved:-

"That Sri Chandiram may be permitted to sell the sites to other Industrialists subject to

P.T.O.

the same conditions of allotment. If it is proved that there is any bargain in the transaction the amount got in excess should be credited to the Trust Board Funds".

I request that approval of Government to the resolution of the Board may kindly be obtained and communicated.

A copy of the agreement is enclosed herewith for information.

Yours faithfully,

(R. Madhavan) 23/7
Chairman.

Ksr.

Copy of Agreement.

THIS INDENTURE executed at Bangalore City, this twelveth day of September 1950, One Thousand Nine Hundred and Fifty by the Bangalore City Improvement Trust Board, represented by its Chairman, Sri C.N. Narasinga Rao, B.A., B.L., (hereinafter called the GRANTOR) in favour of Sri D. Mamadev, Proprietor, Chandiram's Mysore Silk Mills, Srirampur, Bangalore 3 (hereinafter called the GRANTEE) which term shall mean and include their successors, assigns, heirs, representatives and administrators as the case may be, witnesseth:

WHEREAS the Bangalore City Improvement Trust Board has under orders of the Government of Mysore formed an Industrial Suburb in Bangalore to locate Industries, whereas the terms and conditions and undertakings to be given by the Grantee, hereinafter mentioned subject to which sites may be granted to persons to locate industries have also been approved by Government and further that an upset rate of Rs.1-8-0 per Sq.Yd. be charged to persons shifting their old industries to the Industrial Suburb from their present location in Bangalore and requiring less than an acre and a rate of Rs.2-0-0 per Sq.Yd. to those starting new industries without prejudice to the right of Government in other case to fix ~~their~~ other rates in specific instances and whereas the Grantee applied for a site to locate his industry in the suburb above said and the Government are agreeable to make the grant and whereas further the Grantee has agreed to take up 16 (sixteen) sites in the Housing Area at the rates and dimensions to be fixed finally by the Board for Housing the labour employed by the Grantee in his factory on such terms and conditions as may be imposed in this respect by the Grantor and he has also deposited Rs.4,414-5-0 provisionally on this account by cheque No.BC-68098 dated 25-1-1950 for Rs.15,000/- and by cheque No.BC-70608 dated 24-2-1950 for Rs.11,732-10-0 on the Central Bank of India Ltd., Bangalore Cantt.

NOW THIS DEED OF GRANT WITNESSETH

1. The Grantor hereby grants to the Grantee, possession of the sites described in the schedule hereto annexed as mentioned in their order No.4369-85/49-50 dated 31-12-1949 (and hereinafter referred to as the Schedule site) at Rs.2/- per Sq.Yd. aggregating to Rs.22,318-5-0 (inclusive of conversion fine) paid by the Grantee Sri D. Mahadev, Proprietor, Chandiram's Mysore Silk Mills, Srirampur, Bangalore 3, the receipt of which sum the grantor hereby acknowledges.

2. The Grantee undertakes:

(a) Not to sub-divide the schedule property.

(b) To start the construction of buildings for the location of the factory within 6 months of the receipt of the approved plan as per the next succeeding sub-clause and to complete the construction within such number of months as may be stipulated by the Board.

(c) That such buildings shall conform to the provisions of the Mysore Factories Act and shall be in accordance with plans approved by such competent authority as Government may from time to time appoint for the purpose and

(d) Not to build any residential Quarters on the Schedule Property except for one Manager and One Watchman, if the Grantor so desired.

3. The Grantor shall transfer ownership and execute a deed of sale of the schedule property in favour of and at the cost of the Grantee on the fulfilment by the Grantee of the undertakings stipulated in clause 2 above.

In the event of the Grantee failing to fulfil any of the said undertakings, it shall be optional to Grantor with the previous approval of the Government to resume possession of the Schedule

P.T.O.

property with such structures as may be existing therein at the time; and on such resumption the Grantor shall be the full owner of the schedule site and the structures thereon and the grantee shall lose all right thereto and interest therein nor shall be entitled to any payment or damages.

4. If at any time before the completion of the structures on the schedule site the grantee intends to sell his interest in the schedule site and the structures thereon existing at the time, the Grantee shall give notice in writing of such intention to the Grantor who may within four months from the receipt of such notice buy the Grantee's interest for the price fixed by such competent authority as Government may from time to time appoint, for the purpose.

Schedule.

Area comprising site Nos.90,91,92 and 93

Bounded on East by Road,

West by sites Nos.81.82.83 and 84.

North by site No.89

South by site No.94

measuring East to West at North 190'-0" and at South 184'-0", North to South at East and West 446'-0",

measuring 9,248 Sq.Yds.

and 16 sites in the Housing Area.

IN WITNESS WHEREOF, THE GRANTOR AND THE GRANTEE HAVE AFFIXED THEIR HAND AND SEAL HEREUNTO IN THE PRESENCE OF WITNESSES.

| Witnesses: | Grantor. | Grantee. |
|---|---|---|
| 1. (sd) . | (Sd) C.N. Narasinga Rao. | (Sd) D. Mahadev. |

"Copy"

Chairman.

(5)

M. G. S. App. F VI—G. 2]

SUBJECT .....

.....

.....

*Diary No. of letter replied to*.....

Mysore Government Secretariat

( )

*the* 195 .

5 copies

Date of issue.....195 .

Signed by.....

May this be—
(i) printed ?
(ii) treated as a Standing Order ?
(iii) published in the Gazette, English Part ?
(iv) translated ?
(v) placed at the disposal of the Press ?
(vi) published in the Gazette, Kannada Part ?

Section FTB

Serial No. 5 . 54

File No. 70 .

*Proceedings of the Government of Mysore*

*Read*—

Letter No. A3. 243 /53-4 & 23-7-54 from the chairman, C.I.T.B., Bangalore, stating that from ~~requesting in the~~ sites viz 90, 91, 92 and 93 in the Order thereon.—No. Industrial suburban area and 16 sites of 20' x 40' each in the Kalasipalyam Housing colony of the suburban were allotted to M/s. Chamiliam Mysore Silk Mills Ltd & the cost of these sites amounting to Rs 26,732-10-0 was paid by them, and that the said firm requests ~~that~~ for grant of permission

(6)

to sell away these sites and that

the T.B has passed ~~the follow~~

the ~~m~~ marginally noted resolution

at their meeting held on 9-6-54

permitting them to sell the

sites subject to the conditions

cited therein & requesting

approval to the resolution

passed by the Board.

Orders vide 88-87-98 8/10/54

the resolution ~~[illegible]~~

of the Trust board is approved.

Dy Secy

to the Secy

To,

The Chairman, C.W.T.B,

Bangalore.

The Controller, S.A.D.

20/9/54

in "that Sri. Chandiram may be permitted to sell the sites to other industrialists subject to the same conditions of allotment. If it is proved that there is any bargain in the transaction, the amount got in excess should be credited to the Trust board." Fund>

*List of Enclosures.*

*Copied by*

*Examined by*

(7)

PROCEEDINGS OF THE GOVERNMENT OF HISXHIGHNESS THE MAHARAJAXOF MYSORE.

R e a d :-

Letter No.A3.243/53-4 dated the 23rd July 1954 from the Chairman City Improvement Trust Board, Bangalore, stating that four sites, viz., 90,91,92 and 93 in the Industrial Suburb Area and 16 sites of 20' x 40' each in the Labour Housing Colony of the Suburb were allotted to M/S. Chandiram Mysore Silk Mills Ltd., and the cost of these sites amounting to Rs.26,732-10-0 was paid by them, that the said firm requested for grant of permission to sell away these sites and that the Trust Board has passed the marginally noted resolution

"That Sri Chandiram may be permitted to sell the sites to other industrialists subject to the same conditions of allotment. If it is proved that there is any bargain in the transaction, the amount got in excess should be credited to the Trust Board Funds."

at their meeting held on 9th June 1954, permitting them to sell the sites subject to the conditions cited therein and requesting approval to the resolution passed by the Board.

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ORDER No.L. 8287-88 | ITB5-54-70.

DATED, BANGALORE, TH.. 8th Oct ~~SEPTEMBER~~ 1954.

The resolution of the Trust Board is approved.

(V. Hanumanthappa)
for Secretary to Government,
L.A.R. & Planning Departments

To

The Chairman, City Improvement Trust Board, Bangalore,
" Controller, State Accounts Department.

L.R.S.5.30/9.